



CERTIFICATE OF MUNICIPAL APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WILLISTOWN ACCEPTED AND APPROVED FOR RECORDING THE FINAL SUBDIVISION/LAND DEVELOPMENT PLAN OF THE PROPERTY OF AQUA PENNSYLVANIA INCORPORATED WILLISTOWN WOODS WWTP IMPROVEMENTS, AS SHOWN HEREON.

ON _____, 20____, THE PLANNING COMMISSION OF THE TOWNSHIP OF WILLISTOWN VOTED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE FINAL SUBDIVISION/LAND DEVELOPMENT PLAN OF THE PROPERTY OF AQUA PENNSYLVANIA INCORPORATED WILLISTOWN WOODS WWTP IMPROVEMENTS, AS SHOWN HEREON.

PLAN PREPARER'S STATEMENT

CERTIFICATION OF ACCURACY
 I, _____, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE IN CONFORMITY WITH ZONING, SUBDIVISION, BUILDING, FIRE AND OTHER APPLICABLE TOWNSHIP ORDINANCES, CODES AND REGULATIONS AND STATE LAW TO THE BEST OF MY KNOWLEDGE, IN ANY INSTANCE WHERE SUCH PLANS DO NOT CONFIRM, EVIDENCE SHALL BE PRESENTED THAT AN EXCEPTION HAS BEEN OFFICIALLY AUTHORIZED.

DATE _____ PLAN PREPARER'S SIGNATURE _____

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER:
 ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS AN AGENT OF THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES, AND IT IS DESIRED TO RECORD THE SAME.

 AQUA PENNSYLVANIA INCORPORATED

 NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20____

GENERAL NOTES

- A. INFORMATION FOR SUBJECT PROPERTY TOPOGRAPHIC AND BOUNDARY BASED ON SURVEY BY OTT CONSULTING INC. BOUNDARY AND PROPERTY INFORMATION FOR ADJOINING PROPERTIES SHOWN BASED ON COUNTY PARCEL DATA.
- B. FLOOD PLAIN BOUNDARY SHOWN IS BASED ON FEMA FIRM MAP NO. 420280216G, REVISED SEPTEMBER 29, 2017. PER MAP, THIS AREA OF 1% ANNUAL CHANCE FLOOD (100 YEAR), HAS AN AVERAGE DEPTH OF LESS THAN ONE FOOT OR A DRAINAGE AREA OF LESS THAN ONE SQUARE MILE.
- C. PROJECT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL PERMITTING.

ZONING / SITE DATA

PROPOSED USE: PUBLIC UTILITY - AQUA PENNSYLVANIA WASTEWATER INC. PROPOSES TO CONSTRUCT VARIOUS IMPROVEMENTS TO THE EXISTING WASTEWATER TREATMENT PLANT WHICH SERVES THE SURROUNDING RESIDENTIAL DEVELOPMENTS.

ZONING DISTRICT: RA-1 - RESIDENTIAL DISTRICT
AREA AND BULK REQUIREMENTS:

	REQUIRED	PROPOSED
MIN. LOT SIZE:	1 ACRE	1.53 ACRES
MIN. LOT WIDTH:	200 FT.	290 FT.
PROPERTY LINE SETBACKS:		
FRONT YARD:	75 FT.	75 FT.
REAR YARD:	40 FT.	NA
SIDE YARD:	40 FT. EACH	40 FT. EACH (PROPOSED MB BUILDING)
MAX. BUILDING HEIGHT:		
PRINCIPAL STRUCTURE:	35 FT.	25 FT.
MAX. BUILDING COVERAGE:		
	12%	3% EXISTING 5% PROPOSED
MAX. IMPERVIOUS COVERAGE:		
	15%	30% EXISTING NON-CONFORMITY (PROPOSED IMPROVEMENTS DO NOT INCREASE IMPERVIOUS COVERAGE)

SITE DATA:
 TOTAL PARCEL AREA: 1.53 ACRES

OWNER AND DEVELOPER:
 LITTLE WASHINGTON WASTEWATER COMPANY
 AKA: AQUA PENNSYLVANIA WASTEWATER, INC.
 BRYN MAWR, PA 19010
 (610)650-8074

PARCEL NUMBER: 54-8E-1
DB: 4669 PG. 1358

LEGEND

- 365 --- EXISTING CONTOURS (MAJOR)
- 366 --- EXISTING CONTOURS (MINOR)
- --- EXISTING TREELINE
- --- SUBJECT PROPERTY LINE
- --- PROPERTY LINE
- --- PROPERTY SETBACK LINE
- --- EXISTING EASEMENT
- X-X-X- EXISTING CHAIN LINK FENCE
- --- STREAM
- [] WETLANDS
- --- ASSUMED 50' FLOODWAY
- --- FEMA 100 YEAR FLOOD PLAN
- --- TOWNSHIP LINE
- --- EXISTING UNDERGROUND ELECTRIC LINE
- --- EXISTING OVERHEAD ELECTRIC LINE
- --- EXISTING WATERLINE
- --- EXISTING SANITARY LINE
- --- EXISTING GAS LINE
- --- EXISTING STORM LINE

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ENGINEERING

DATE	REV.	DESCRIPTION
07/19/18	D	WILLISTOWN TOWNSHIP SALDO SUBMISSION
08/09/18	G	DEED REVIEW
08/09/18	G	60% CLIENT REVIEW
02/16/18	A	30% CLIENT REVIEW
		ISSUED FOR REVISION

AQUA PENNSYLVANIA WASTEWATER, INC.
 762 WEST LANCASTER AVE. BRYN MAWR, PA. 19010
WILLISTOWN WOODS WWTP IMPROVEMENT PROJECT

CIVIL
 SITE DEVELOPMENT PLAN

SCALE: AS NOTED
PREPARED BY: PDM
CHECKED BY: KLG
APPROVED BY: JRH
PROJECT NO. 4121.29
DRAWING NO. LD-101

